



Sandra Davidson Estate Agents are pleased to offer an opportunity to acquire a very well presented extended four bedroom family home situated off Cranbrook Road. The property features, an open plan living and dining area, four bedrooms, en-suite, family bathroom, rear garden, off street parking and has been maintained to a good standard. The property is situated within close distance to shops and amenities, transport facilities including central line tube stations and can only be appreciated by an internal inspection.

The property comprises:-





ENTRANCE

Via wooden door with stained glass sidelights to entrance hall with radiator, wooden flooring, ceiling rose, understairs storage cupboard housing meters, carpeted stairs to first floor.

THROUGH LOUNGE 9.34m max into bay x 3.98m max into alcove (30'8" max into bay x 13'1" max into

Double glazed bay window to front, ceiling roses with feature lights, marble fire surround with inset coal effect electric fire, wooden flooring, wall mounted radiator, double glazed sliding doors to rear leading into garden.

KITCHEN 3.29m x 2.54m (10'10" x 8'4")

Fitted wall and base units, work surface with tiled upstand, four ring electric hob with extractor hood above, integrated, oven and grill, dishwasher, plumbing for washing machine, one and a half bowl sink with drainer sink unit, vinyl floor, double glazed window to rear, door to rear garden.

FIRST FLOOR LANDING

Wooden flooring, light, carpeted stairs leading up to second floor, doors to:-

BEDROOM ONE 4.89m max into bay x 3.69m max into Cpb (16'1" max into bay x 12'1" max into Cpb)

Double-glazed large bay window to front aspect, radiator, fitted wardrobes with high gloss finish, skirting, fitted carpet, TV point.

BEDROOM TWO 3.68m max into alcove x 3.39m (12'1" max into alcove x 11'1")

Double glazed window to rear with radiator under, fitted carpet, light, skirting.

BEDROOM THREE 2.62m x 2.13m (8'7" x 7'0")

Three light oriel bay window to front, radiator, fitted carpet, light.

FAMILY BATHROOM 2.62m x 2.35m (8'7" x 7'9")

White suite comprising panelled bath, pedestal wash hand basin, low level WC, enclosed shower cubicle with sliding glass doors, opaque double-glazed window to rear aspect, further double-glazed opaque window to rear aspect, vinyl flooring, fully tiled walls, spotlights inset in ceiling and heated towel rail, storage.

SECOND FLOOR LANDING

Wooden flooring, light, skylight, door to:

BEDROOM FOUR 6.31m max into Eaves x 3.74m max (20'8" max into Eaves x 12'3" max)

Double glazed window to rear with radiator under, wooden flooring, two skylight windows to front, spotlights inset to ceiling, access to eaves store.

EN-SUITE 1.86m x 1.55m (6'1" x 5'1")

Double glazed opaque window to rear, corner fully enclosed shower cubicle, wash hand basin with tiled splash back, low level WC, tiled flooring, chrome plated heated towel rail, shaver socket, light, extractor fan

EXTERIOR

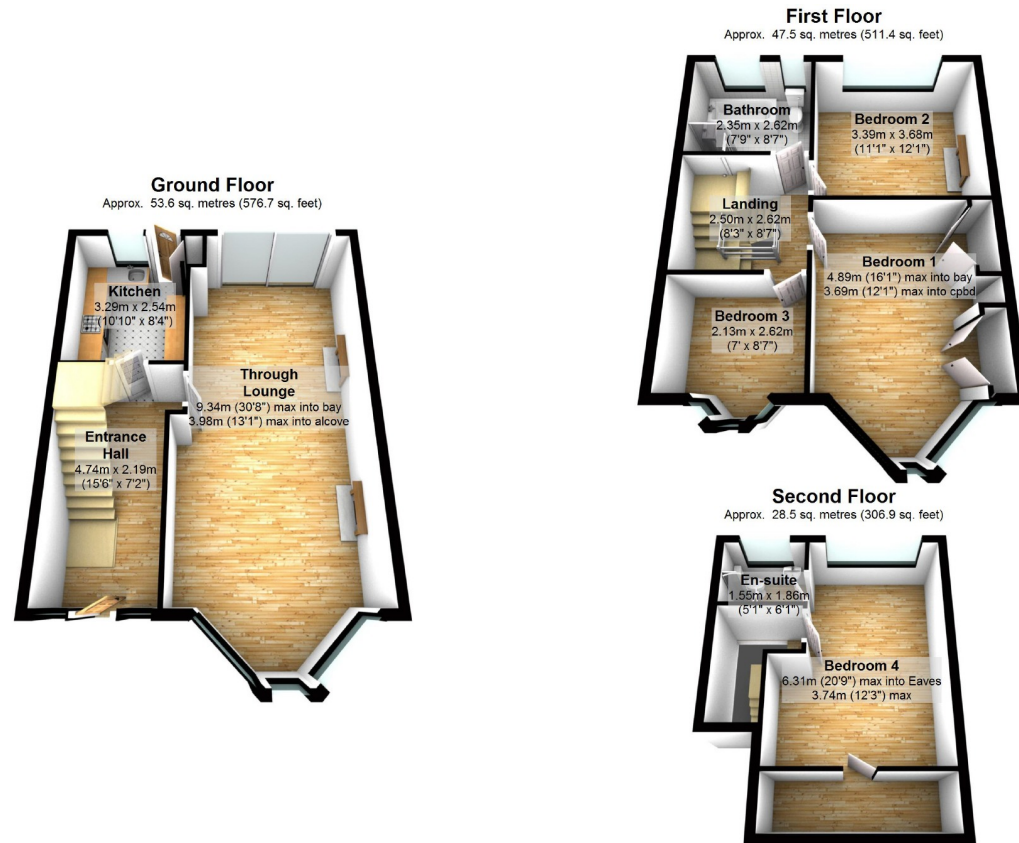
The rear garden measures approximately 60' with paved patio area remainder lawn, flower and shrub borders, door to outside w.c, outside tap for hose. To the front of the property there is off street parking.

OUTSIDE W.C

Tiled flooring, low level w.c, wall heated towel rail, wall mounted boiler.







Total area: approx. 129.6 sq. metres (1395.0 sq. feet)

This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents www.sandradaavidson.com
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